

Harrington Park
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
Wednesday, December 19, 2018 @ 8:00PM

Chairman Mr. McLaughlin called the meeting to order at 8:03PM.

Open Public Meeting Act Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

ROLL CALL

Roll Call	PRESENT	ABSENT
Chairman Richard McLAUGHLIN	X	
Vice Chair Michael ROTH	X	
John POWERS	X	
Jin CHO		X
Steve LOTT	X	
Stephen MARTINEZ		X
Todd CANNAO		X
Robert BUDINICH (alternate a)	X	
Gail ZACCARO (alternate b)		X

Also present: John Schettino, Board Attorney
Carolyn Lee, Land Use Secretary

MINUTES FOR APPROVAL

November 28, 2018 minutes

Approval of November 28, 2018 Minutes	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS		X	X			
Jin CHO						X
Steve LOTT	X		X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)			X			
Gail ZACCARO (alternate b)						X

INVOICES FOR APPROVAL

Law Office of John L. Schettino – Escrow	131 Martha Road	\$ 250.00
Law Office of John L. Schettino	Meeting Attendance	\$ 225.00
TOTAL		\$ 475.00

Approval of Invoices submitted	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS		X	X			

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Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)	X		X			
Gail ZACCARO (alternate b)						X

HEARINGS

1) 32 Deal Street – 2nd floor addition - Judy Jones

Judith Jones was reminded that she was still under oath from the last meeting. She was asked if there was anything to add. There was nothing to add. The hearing was opened to the public for any comment, questions or concerns regarding the application. There were no questions. The meeting was closed to the public. The Board was asked for any comments or questions for the applicant. The Board had no questions or comments.

Approve the porch replacement and second floor addition	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS	X		X			
Jin CHO						X
Steve LOTT		X	X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)			X			
Gail ZACCARO (alternate b)						X

The Board attorney will memorialize the vote in a written resolution and present that for vote in the next meeting. The Board secretary will publish it in a newspaper. Anyone objecting has 45 days from the date of the publication to file suit to overturn the decision. The next meeting is January 23, 2019 at 7pm. The approximation is 45 days after January 23rd plus the publication gap.

2) 160 Bogerts Mill Road – Pool House, Michael Kopel

Mr. and Mrs. Kopel were reminded that they were sworn in last meeting and are still under oath. They had nothing to add to their testimony from the last meeting. Ms. Lee noted that she had the affidavits, the certified receipts and a letter from River Vale. The letter was reviewed. There were no members from the public attending the meeting. The Board had no comments, concerns or questions.

Approve the repair of the 2nd floor pool house at 160 Bogerts Mill Road	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS	X		X			
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)		X	X			

Harrington Park
ZONING BOARD OF ADJUSTMENT
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Gail ZACCARO (alternate b)						X
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They were told that the same timing as the last applicant would apply. Next month there will be a written resolution. The Kopels asked if they could start apply for permits. Mr. McLaughlin said that they may be able to apply for permits based on the verbal approval this evening. Once the written resolution is adopted, they can apply for permits. There is a 45 day period of uncertainty for someone to file an objection. If the Kopels do something of consequence during that time, they are taking the risk that some judge may say that they should have not done it.

RESOLUTIONS

1) 159 Martha Road (Block 1306, Lot 1) – Fence, Stephen Janson

There were no comments on the resolution.

Approve resolution for the fence at 159 Martha Road	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS		X	X			
Jin CHO						X
Steve LOTT	X		X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)			X			
Gail ZACCARO (alternate b)						X

2) 131 Martha Road (Block 1306, Lot 13) – Half-pipe structure – Jaime Affoumado

There were no comments on the resolution.

Approve the resolution to affirm the Zoning Officers denial of the Half-pipe at 131 Martha Road	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS	X		X			
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)		X	X			
Gail ZACCARO (alternate b)						X

The half-pipe must be taken down unless he applies for a use variance or appeals to the Superior Court.

MEETING OPEN TO THE PUBLIC

There were no public members in attendance.

MEETING CLOSED TO THE PUBLIC

NEW BUSINESS

2019 Meeting schedule dates

4th Wednesday of each month at 7pm

Jan. 23, Feb. 27, Mar. 27, Apr. 24, May 22, Jun. 26, Jul. 24, Aug. 28, Sep. 25, Oct. 23, Nov. 27, Dec. 18*

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Approve the meeting dates for 2019	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS	X		X			
Jin CHO						X
Steve LOTT		X	X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)			X			
Gail ZACCARO (alternate b)						X

ADJOURN

Motion: Mr. Powers

Second: Mr. Lott

All in favor said “Aye”. None opposed.

Meeting adjourned at 8:16PM.

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Wednesday, January 23, 2019 at 7pm